

GREENVILLE S. C.
MAY 17 12 55 PM '84
SUNNY HERSLEY
R.M.C.

VOL 1983 PAGE 158

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1984, between the Mortgagor, Michael B. Caldwell and Susan R. Caldwell, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

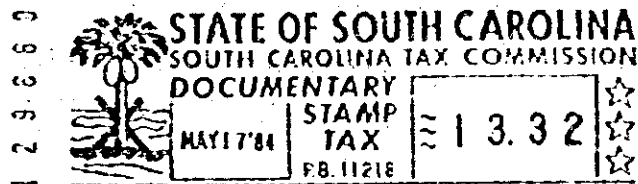
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that piece, parcel or lot of land known and designated as Lot # 12, of Valleyhaven Subdivision, the original Subdivision plat being recorded in Plat Book TT at Page 11, and having according to a recent survey by R. B. Bruce, on May 7, 1984, prepared for Michael B. and Susan R. Caldwell, and having according to the recent plat, the following metes and bounds, to-wit:

BEGINNING on Haven Drive at the joint front corners of Lots 11 and 12 and running thence with joint line of said lots, S. 0-15 E. 200.2 feet to an old iron pin; thence with property n/f of Henry Clark, N. 89-40 W. 100 feet with the joint rear corner of Lots 12 and 13; thence with the joint line of said lots, N. 0-15 W. 199.3 feet to Haven Drive; thence with Haven Drive, N. 89-45 E. 110 feet to the beginning corner.

This being the same property conveyed by deed from Judy B. Baker, Trustee and Individually, unto Susan R. Caldwell and Michael B. Caldwell, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1212 at Page 205, recorded the 17 day of May, 1984.



which has the address of Route 7, Haven Drive, Greer, S. C. 29651,
(Street) (City)
S. C. 29651 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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